

CITY COUNCIL
CITY OF WICHITA
KANSAS

City Council Meeting
September 25, 2001, 9:00 A.M.

City Hall
455 North Main

ORDER OF BUSINESS

- Call to Order
 - Invocation
 - Pledge of Allegiance
 - Approve the minutes of the previous meeting
-

AWARDS AND PRESENTATIONS

- Proclamations
-

UNFINISHED BUSINESS

1. Convention & Visitors Bureau Performance Standards.

This Item was removed from the Agenda.

NEW BUSINESS

(9:00 a.m.)

2. Public Hearing Considering Establishment of a Tax Increment Financing Redevelopment District, Central and Hillside Area. (Districts I and II)

On August 21, 2001, the City Council adopted a Resolution setting 9:00 a.m. as the time for a public hearing to consider establishment of a proposed Central and Hillside Redevelopment District.

RECOMMENDED ACTION: Close public hearing; approve first reading of Ordinance.

3. Laboratory Services: Merger with County Forensics Center.

City and County Staff are jointly proposing a plan to effect the merger of City laboratory and regional Forensics Science Center services, to become effective January 1, 2002.

RECOMMENDED ACTION: Approve Agreement; authorize necessary signatures.

4. Acquisition of Hyatt Regency Leasehold.

City purchase of the lease would consolidate its interest in the entire complex of inter-connected facilities. Management of the hotel would continue to be contracted to assure retention of the Hyatt Hotel.

RECOMMENDED ACTION: Approve the Agreement; authorize necessary signatures; adopt Resolution.

CITY COUNCIL AGENDA

5. Board Appointments.

RECOMMENDED ACTION: Make the appointments.

6. Proclamations:

RECOMMENDED ACTION: Authorize issuance of the Proclamations.

CONSENT AGENDA

7. Report of the Board of Bids and Contracts Dated September 24, 2001.

RECOMMENDED ACTION: Receive and file report; approve Contracts; authorize necessary signatures.

8. Applications for Licenses to Retail Cereal Malt Beverages:

<u>Renewal</u>	<u>2001</u>	<u>(Consumption on Premises)</u>
Michael L. Consolver	Mac Donald Golf Course Snack Bar*	840 North Yale
Lan T. Ta	Kim Huong Restaurant*	1410 North Broadway

(Item 8 continued)

<u>New Operator</u>	<u>2001</u>	<u>(Consumption on Premises)</u>
Cynthia K. Haynes	Chug-A-Lug	5111 West 13 th Street

RECOMMENDED ACTION: Approve licenses subject to Staff review and approval.

9. Subdivision Plans and Specifications.

RECOMMENDED ACTION: Approve and advertise for bids to be submitted to the Board of Bids.

10. Preliminary Estimates:

- a) 2001 contract maintenance raising and under-sealing concrete slabs by foam jacking - north of Mac Arthur & West of Hoover. (472-83349/706809/405274) Traffic to be maintained during construction using flagpersons and barricades. (Districts III and IV) - \$99,996.40
- b) 2001 contract maintenance asphalt street repairs and quickset slurry seal - north of 55th South, east of 119th Street West. (472-83426/706809/405274) Traffic to be maintained during construction using flagpersons and barricades. (Districts I, II, III, IV, V and VI) - \$300,000.00
- c) Gravity sewer to replace Lift Station No. 17, Kinkaid Park Fifth Addition - south of Pawnee, east of Broadway. (468-82526/620305/661429) Traffic to be maintained during construction using flagpersons and barricades. (District III) - \$160,000.00
- d) Lateral 258, Main 5, Sanitary Sewer #22 to serve Fruitvale Park Addition - north of 3rd, west of Anna. (468-82120/743853/480541) Traffic to be maintained during construction using flagpersons and barricades. (District IV) - \$12,375.00
- e) Lateral 34, Main 24, War Industry Sewer to serve Remington Place Addition - south of 21st Street North, east of Webb. (468-83246/743885/480573) Does not affect existing traffic. (District II) - \$246,450.00
- f) 16-inch water line crossing 21st Street North at 119th Street West - 21st Street North at 119th Street West. (448-89419/635618/769678) Traffic to be maintained during construction using flagpersons and barricades. (District V) - \$35,465.00
- g) Water distribution system to serve Remington Place Addition - south of 21st Street North, east of Webb. (448-89568/735027/735027) Does not affect existing traffic. (District II) - \$108,100.00
- h) Morris, from the east line of Lot 53, Block 1 Harrison Park Second Addition to the west line of Lot 30, Block 1, Harrison Park Second Addition; Red Oaks Circle; from the north line of Morris to an including cul-de-sac (Lots 30-53, Block 1); and Red Oaks; from the south line of Morris to the south line of Lot 1, Block 1 to serve Harrison Park Second Addition - east of Webb, north of Lincoln. (472-83394 /765693/490804) Does not affect existing traffic. (District II) - \$192,000.00

RECOMMENDED ACTION: Approve and file.

11. Petitions for Public Improvements:

- a) [Sanitary](#) sewer and storm water sewer for part of East Turnpike Entrance Second Addition – south of Kellogg, west of Webb. (District II)
- b) [Sanitary](#) sewer to serve unplatted tract on the north side of Harry, east of Greenwich. (District II)
- c) [Sanitary](#) sewer to serve unplatted tract south of Maple, west of 135th Street West. (District V)
- d) [Pave](#) Custer, north of Pawnee. (District IV)

RECOMMENDED ACTION: Approve Petitions; adopt Resolutions.

12. Change Order – Water Distribution System to Serve an Area South of 63rd Street South, West of the Arkansas River. (District III)

RECOMMENDED ACTION: Approve Change Order;
authorize necessary signatures.

13. Minutes of Advisory Boards/Commissions:

Wichita Historic Preservation Board, May 14, 2001
Wichita Historic Preservation Board, June 11, 2001
Wichita Historic Preservation Board, July 9, 2001
District Advisory Board I, August 6, 2001
Wichita Airport Advisory Board, August 6, 2001
Board of Code Standards and Appeals, August 6, 2001
Metropolitan Area Planning Commission, August 9, 2001
Wichita-Sedgwick County Board of Health, August 9, 2001
Wichita Historic Preservation Board, August 13, 2001
Board of Electrical Appeals – Office of Central Inspection, August 14, 2001
District Advisory Board IV, August 15, 2001
Design Council, August 16, 2001
Housing Advisory Board, August 21, 2001
Board of Appeals of Refrigeration, Air Conditioning, Warm Air Heating, and Boilers, August 30, 2001
Design Council, August 30, 2001
Board of Appeals of Plumbers and Gas Filters, September 5, 2001

RECOMMENDED ACTION: Receive and file.

14. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve street closures/uses.

15. Agreements/Contracts:

- a) [Catholic](#) Charities and Interfaith Ministries – emergency shelter.
- b) [Respread](#) assessments – Legacy Second Addition – west of Meridian, south of MacArthur. (District IV)

(Item 15 continued)

- c) [KDOT](#) – 2002 Arterial Corridor Program. (District I)
- d) [Internal](#) Marketing Campaign.

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

16. Design Services Agreements:

- a) [West](#) Ridge Estates – south of 29th Street North, east of 119th Street West. (District V)
- b) [The](#) Courts II – east of Oliver, south of 29th Street North. (District I)
- c) [Nims](#) Lift Station – within North Oak Park. (District VI)
- d) [Supplemental](#) – Hydraulic from MacArthur to City limits. (Districts III and IV)

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

17. [Hoover](#) Improvement – from South of 31st Street South to Harry. (District V)

RECOMMENDED ACTION: Approve project, Agreement, and first reading of Ordinance; authorize necessary signatures.

18. Property Acquisition:

- a) [541](#) South Edgemoor. (District II)
- b) [538](#) South Edgemoor. (District II)

RECOMMENDED ACTION: Approve budgets and Contracts; authorize necessary signatures.

19. [Transfer](#) of Ownership – 901 North Ridgewood. (District I)

RECOMMENDED ACTION: Approve transfer of ownership to Community Housing Services; authorize necessary signatures.

20. [Payment](#) of Condemnation Award. (District V)

RECOMMENDED ACTION: Authorize payment of appraisers' award and related costs and fees.

21. Repair or Removal of Dangerous and Unsafe Structures.

	<u>Address</u>	<u>District</u>		<u>Address</u>	<u>District</u>
1.	1325 North Main	VI	2.	233 North Spruce	I
3.	546 North Grove	I	4.	11 th & Estelle Garage	I
5.	2717 East Shadybrook	I	6.	2608 East Stadium	I
7.	2625 North Hillside	I	8.	3815 East Pawnee	III

RECOMMENDED ACTION: Adopt Resolution (s) setting the Public
Hearing on November 20, 2001, at 10:30 a.m.

22. Second Reading Ordinances: (First read September 18, 2001)

a) Industrial Revenue Bonds – Feist Publications, Inc. (District II)

An Ordinance of the City of Wichita, Kansas, authorizing the issuance of \$4,700,000 aggregate principal amount of Taxable Industrial Revenue Bonds, Series IX, 2001 (Feist Corporate Center Project) for the purpose of providing funds to purchase, acquire, construct and equip a commercial facility; prescribing the form and authorizing execution of a Trust Indenture by and between the City and Intrust Bank, N.A., as Trustee with respect to the Bonds; prescribing the form and authorizing the execution of a Lease Agreement by and between the City and Bric Development, L.L.C.; approving the form of a Guaranty Agreement and Limited Guaranty Agreement; approving the sublease of the project to Feist Publications, Inc.; authorizing the execution of a Bond Placement Agreement by and between the City, Bric Development, L.L.C., Feist Publications, Inc. and Intrust Bank, N.A. as purchaser of the Bonds.

b) Southeast Boulevard (K-15 Highway) improvements, between the Kansas Turnpike and I-135 Expressway. (District III)

An Ordinance declaring southeast boulevard, between the Kansas Turnpike and I-135, 472-83363, to be a main trafficway within the city of Wichita, Kansas; declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same.

c) 2001 Traffic Signal Program. (Districts I, V, and VI)

An Ordinance declaring the intersections of First Street as St. Francis, Market at Lewis, Market at English, English at Topeka, Emporia at English, Emporia at Third Street, Topeka at Third Street and Harvest at Maize (2001 Traffic Signalization Program) 472-83367, to be a main trafficway within the City of Wichita, Kansas; declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same.

d) Kansas Public Water Supply Loan Fund Program.

An Ordinance of the City of Wichita, Kansas, amending certain terms of the City's Water and Sewer Utility Revenue Bonds, Series 2000, in the original aggregate principal amount of \$7,220,000.

(Item 22 continued)

- e) ZON2001-00048 – West of Maize Road on the South Side of 21st Street North, 10711 West 21st Street North. (District V)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, as amended. ZON2001-00048

- f) ZON2001-00046 – Amendment to Protective Overlay No. 14 (Z-3221) west of Intersection of South Hillside and Ross Parkway – 2853 South Hillside. (District III)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, as amended. ZON2001-00046

RECOMMENDED ACTION: Adopt Ordinances.

PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

- *23. SUB2001-94 – Street Improvement Agreement – Southeast Corner of 58th Street South and Seneca. (District IV)

RECOMMENDED ACTION: Approve Agreement; authorize necessary signatures.

- *24. DED2001-25 – Dedication of Access Control – Southwest Corner of Kellogg Frontage Road and Hoover Road. (District V)

RECOMMENDED ACTION: Approve Dedication.

25. CON2001-00047 – Conditional Use to Permit a Day Reporting Center – Generally Located North of 33rd Street North, East of Ohio Avenue. (District VI)

MAPC Recommendation: Deny (7-1-1).
Staff Recommendation: Approve, subject to conditions.

RECOMMENDED ACTION: 1) Concur with MAPC and deny request; OR
2) Concur with Staff and approve, subject to recommended conditions. (requires 2/3 majority vote); OR
3) Return to MAPC for reconsideration.

26. [A00-22](#) – Annex Land Generally Located at the Southwest Corner of Greenwich and 13th Streets North.

RECOMMENDED ACTION: Approve annexation and first reading
of Ordinance.

AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion.

*Consent Items.

27. [Wichita](#) Mid-Continent Airport Master Plan Update.

RECOMMENDED ACTION: Approve project; adopt Resolution;
Authorize selection of consultant.

Adjournment
